

# UNOFFICIAL COPY

## Deed in Trust ILLINOIS STATUTORY


### MAIL TO:

THE SEED TRUST  
10045 SCHILLER BLVD  
FRANKLIN PARK, IL 60131

### NAME & ADDRESS OF TAX

#### PAYER:

THE SEED TRUST  
10045 SCHILLER BLVD  
FRANKLIN PARK, IL 60131

  
\*2132215020\*

Doc# 2132215020 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 11/18/2021 01:18 PM PG: 1 OF 4

### THE GRANTOR (S)

**Jhon J. Arango**, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **Jhon J. Arango and Cindy K. Luna**, as **CO-Trustees of THE SEED TRUST dated March 12<sup>th</sup>, 2021, under Trust Number 2020DK0356**, and any amendments thereto, all right, title, and interest in and the to the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION) *SEE ATTACHED EXHIBIT A*



Exempt from review under Franklin Park  
document requirements pursuant to  
Paragraph (1) of Section 7-105-4 of the  
Franklin Park Village Code.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; lease of coal, oil, gas, under, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or privileged to inquire into any terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his her, or their predecessor in trust.


EXEMPT UNDER PROVISIONS OF SECTION 31-45 (e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e)

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Permanent Index Number(s): 12-28-122-045-0000

Property Address: 10045 Schiller Boulevard, Franklin Park, IL 60131

Dated this 23<sup>rd</sup> day of March 2021.

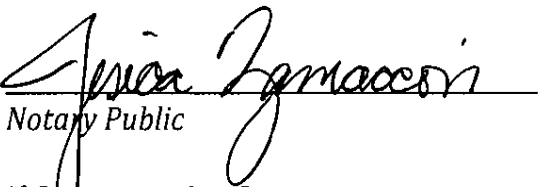
 (SEAL)  
Jhon J. Arango

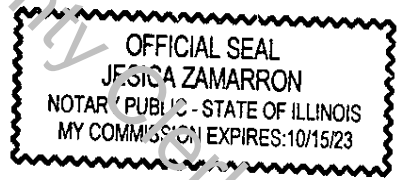
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )

REAL ESTATE TRANSFER TAX		18-Nov-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
12-28-122-045-0000		20211101644496   0-298-089-616

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jhon J. Arango** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO  
Before me this 23<sup>rd</sup> day of March 2021.

  
Notary Public

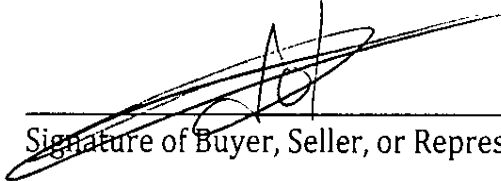


If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
David Koch  
Koch & Associates, P.C  
5947 West 35<sup>th</sup> Street  
Cicero, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
        E         SECTION 4,  
REAL ESTATE TRANSFER ACT.

DATE: 3/23/21

  
Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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## EXHIBIT A

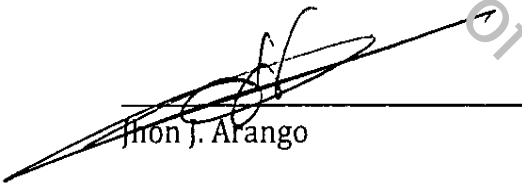
**ADDRESS OF REAL ESTATE:** 10045 Schiller Boulevard, Franklin Park, Illinois 60131  
**PERMANENT REAL ESTATE IDENTIFICATION NUMBER:** 12-28-122-045-0000  
**COUNTY:** COOK

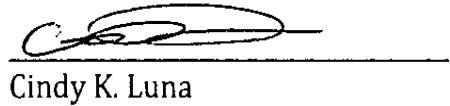
**LEGAL DESCRIPTION:**

LOTS 8 AND 9 IN BLOCK 10 IN THE 4<sup>TH</sup> ADDITION TO FRANKLIN PARK, IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### Trustee Acceptance

Pursuant to 760 ILCS/6.5 (a) We, Jhon J. Arango and Cindy K. Luna, accept this transfer of 10045 Schiller Boulevard, Franklin Park, Illinois 60131 with legal description set forth above into my revocable living trust known as THE SEED TRUST.

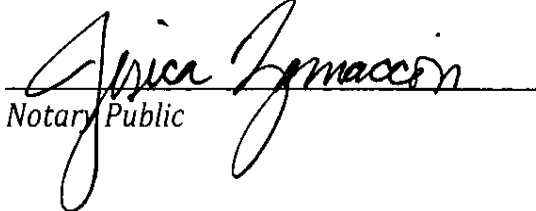
  
\_\_\_\_\_  
Jhon J. Arango

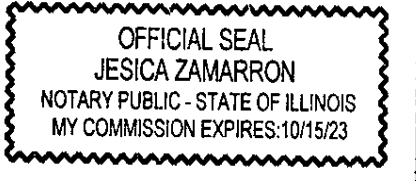
  
\_\_\_\_\_  
Cindy K. Luna

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jhon J. Arango and Cindy K. Luna**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO  
Before me this 23<sup>rd</sup> day of March 2021.

  
\_\_\_\_\_  
Notary Public



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 3 | 23 | 20 21

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

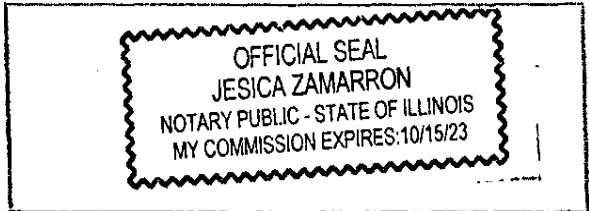
Jesica Zamarron

By the said (Name of Grantor): Jhon J. Arango

On this date of: 3 | 23 | 20 21

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 3 | 23 | 20 21

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

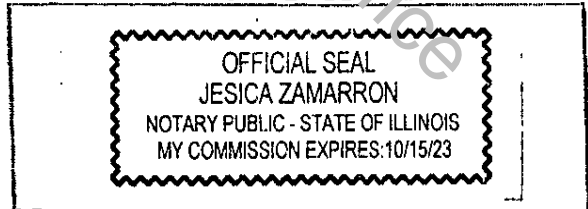
Jesica Zamarron

By the said (Name of Grantee): Jhon J. Arango

On this date of: 3 | 23 | 20 21

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)